

**Residential Study Group (RSG)**  
**June 13, 2018**  
**8:30 a.m. – 9:15 a.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

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Attendees: Pasi Miettinen, Bill Copithorne, Wynelle Evans, Jenny Raitt, Elizabeth Pyle, Steve McKenna, Jonathan Nyberg, Andrew Bunnell, JoAnn Robinson, Patrick Hanlon, Mike Ciampa, Steve Makowka, Erin Zwirko

Guests: Don Seltzer, Jo Anne Preston

Jenny opened the meeting. The group made introductions. Wynelle requested that the information she produced be distributed to the group.

Erin distributed a scope of work to determine the impact of replacement homes in the community. The scope of work is based on the brainstorming completed at the May 23<sup>rd</sup> meeting and it is intended to be presented as a report. The report would be four parts: existing conditions, description of gaps and problems, best practices, and recommendations. Erin described all these sections to the group and took questions.

Wynelle inquired whether there was a stop gap measure that could be implemented while the Residential Study Group and DPCD staff work on this report. The group did not think there would be an appropriate avenue that would immediately prevent tear downs.

A number of members had comments on the existing conditions section. Liz suggested that problem is small homes on larger parcels in the R2 zoning district, in particular, are susceptible to removal because the zoning allows two family structures by right. JoAnn suggested that it would be interesting to see housing turnover overlaid on the various intact neighborhoods within Arlington based on the survey work being completed by the Historic and Cultural Resources Working Group. Bill was curious why DPCD was interested in the income of households; it is to assess affordability. Steve noted that permit value is not a good indicator of investment costs and suggested other ways to consider investment including assessed value. Pasi asked if renovations where two walls were left standing would be included. It will be.

Pat strongly recommended that interviews be included as part of this scope of work. Jenny indicated that the group plans to reissue the survey from last year, and it could be expanded for this work. He also suggested that the ratio of land to improvements could be a valuable data point. He was also interested in the differences between speculative houses and houses built by the homeowners. Finally, Pat also recommended that homeowners should be aware of their options when they sell. Steve indicated that in his experience the decision on who to sell to is economic.

On the topic of policy changes that may be recommended, Wynelle thought that there could be an expansion of the special permit process. Liz suggested that there are existing policies that influence new construction including the large addition review and the former requirement for parking to be behind the front lot line.

On the topic of how the community is impacted, Pat wondered if there is a difference between neighborhoods with a majority of long-time residents verses shorter term residents. JoAnn was also curious about homeowner tenure.

Jo Anne Preston recommended that DPCD should speak with the Assessor as well.

The group discussed the timeline in order to present something to Town Meeting in short order. Because the scope of work is a large undertaking, the work may have to be done in stages and DPCD would appreciate assistance from the members.

The meeting summary from May 23<sup>rd</sup> was not available to discuss.

The group set upcoming meeting dates: June 27 at 8:30 am, July 26 at 9am, August 8 and 22 at 9am, and September 17 at 8:30 am.

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